



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ14-00064 (Related to Annexation Application SUAX14-00003)
Application Type: Rezoning
CPC Hearing Date: February 12, 2015
Staff Planner: Andrew Salloum, 915-212-1613, salloumam@elpasotexas.gov

Location: South of Montwood Drive and East of Rich Beem Boulevard
Legal Description: **Parcel 1:** A portion of Section 2, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Parcel 2: A portion of Section 2, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Parcel 3: A portion of Section 2, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Acreage: **Parcel 1:** 9.83 acres
Parcel 2: 288.95 acres
Parcel 3: 11.83 acres
Rep District: ETJ/Adjacent to District 5
Current Zoning: R-F (Ranch and Farm) (Annexation in Process: Case No. SUAX14-00003)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: None
Request: **Parcel 1:** From R-F (Ranch and Farm) to C-2 (Commercial)
Parcel 2: From R-F (Ranch and Farm) to R-5 (Residential)
Parcel 3: From R-F (Ranch and Farm) to C-2 (Commercial)
Proposed Use: Residential and Commercial Development

Property Owner: Ranchos Real IV, LTD
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE

North: C-2/c (Commercial/conditions) / Vacant; R-5 (Residential) / Single-family dwellings
South: ETJ / Vacant
East: ETJ / Vacant
West: ETJ / Vacant

PLAN EL PASO DESIGNATION: G-4, Suburban (Walkable) (East Planning Area)

NEAREST PARK: Tierra Del Este Park #62 (941 feet)

NEAREST SCHOOL: El Dorado 9th Grade High School (4,106 feet)

NEIGHBORHOOD ASSOCIATIONS

There are no registered neighborhood associations in the area. This was verified through Community Development Department data on recognized neighborhood associations.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on January 28, 2015. The Planning Division has not received any phone calls or letters in support or opposition to the rezoning request.

APPLICATION DESCRIPTION

The applicant is requesting to rezone the subject property from R-F (Ranch and Farm) to R-5 (Residential) and C-2 (Commercial) to allow for residential and commercial development. This rezoning application is related to

annexation application SUAX14-00003 and annexed properties are automatically zoned to R-F (Ranch and Farm) District. Access to the subject property is proposed from Montwood Drive and Rich Beem Boulevard. The rezoning application complies with all annexation requirements.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of rezoning the subject property from R-F (Ranch and Farm) to R-5 (Residential) and C-2 (Commercial). The approval recommendation is based on the compatibility with the surrounding residential and commercial zone districts and uses to the north of the subject property.

Plan El Paso- Future Land Use Map Designation

All applications for rezoning shall demonstrate compliance with the following criteria:

G-4, Suburban (Walkable): This sector applies to modern single-use residential subdivisions and office parks, large schools and parks, and suburban shopping centers. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the R-5 (Residential) district is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

The purpose of the C-2 (Commercial) district is to accommodate establishments providing goods or rendering services which are used in support of the community's trade and service establishments and serving multi-neighborhoods within a planning area of the city. The regulations of the districts will permit intensities designed to be compatible with each other and to provide for a wide range of types of commercial activity, including light automobile related uses.

COMMENTS:

Planning and Inspections Department - Planning Division - Transportation

Traffic Impact Analysis (TIA) is not required.

Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

TXDOT

Not on a state roadway.

Planning and Inspections Department – Building and Development Permitting

No objections to proposed rezoning request.

Planning and Inspections Department - Land Development

No objections.

Fire Department

Zoning change request does not adversely affect the Fire Department.

Police Department

EPPD do not have any concerns to present.

El Paso Water Utilities

EPWU does not object to this request.

Note: The subject property is located within the City of El Paso Eastside Impact Fee Service Area. Impact fees will be assessed at the time of the plat and collected by the El Paso Water Utilities after EPWU receives an application for water and sanitary sewer services.

EPWU-PSB supports and encourages voluntary annexation to the City of El Paso.

Water

Water storage improvements to the existing system are required to enable service to the subject property. Water service to the subject property will be provided by a proposed elevated tank (reservoir) and an existing twenty-four (24) inch water transmission main that extends along Montwood Drive located between Rich Beem Boulevard and John Hayes Street. No direct service connections are allowed to this main as per the El Paso Water Utilities - Public Service Board Rules & Regulations. The EPWU will construct the elevated tank as scheduled in EPWU's CIP.

There is an existing twelve (12) inch diameter water main along Montwood Drive between Rich Beem Boulevard and Honour Point Place.

Along Montwood Drive between John Hayes Drive and Honey Dew Street fronting the proposed sports complex there is an existing twelve (12) inch diameter water main.

Along Tim Foster Street north of Montwood Drive there is an existing twelve (12) inch diameter water main. This main dead-ends immediately north of Montwood Drive.

EPWU's water system expansion plan includes an existing twenty-four (24) inch diameter water transmission main along Rich Beem Boulevard south of Montwood Drive along the entire frontage of Tierra Del Este Unit Sixty Eight (68). No direct service connections are allowed to this main as per the El Paso Water Utilities - Public Service Board Rules & Regulations.

EPWU's plan also includes a proposed twelve (12) inch diameter water main along Rich Beem Boulevard south of Montwood Drive along the entire frontage of Tierra Del Este Unit Sixty Eight (68) [TDE 68]. The Developer of TDE 68 subdivision entered into a Development Agreement with EPWU-PSB to construct the water and sanitary sewer mains that will serve the described subdivision. The Developer is constructing the TDE 68 water and sanitary sewer mains. The water and sanitary sewer mains received Conditional Acceptance by EPWU-PSB on October 09, 2014.

Sanitary Sewer

Along Rich Beem Boulevard between Montwood Drive and Ventana Avenue there is an existing fifteen (15) inch diameter sanitary sewer main. This main flows from Montwood Drive to Ventana Avenue.

Along Montwood Drive between Rich Beem Boulevard and the proposed Lawrence Robey Street there is an existing eight (8) inch diameter sanitary sewer main. This eight (8) diameter sanitary sewer main in turn, discharges into the above-described fifteen (15) inch diameter sanitary sewer main that extends along Rich Beem Boulevard.

Along Montwood Drive between Honey Dew Street and John Hayes Street fronting the proposed sports complex there is an existing twelve (12) inch diameter sanitary sewer main. This main extends along the southern portion of Montwood Drive.

EPWU's sanitary sewer system expansion plan includes the construction of a proposed fifteen (15) inch diameter sanitary sewer main located along the western portion of Rich Beem Boulevard south of Montwood Drive along the entire frontage of Tierra Del Este Unit Sixty Eight (68) [TDE 68]. Easements have been secured along the western portion of Rich Beem Boulevard from Montwood Drive towards the south to accommodate the proposed fifteen (15) inch diameter sanitary sewer main. The Developer of TDE 68 subdivision entered into a Development Agreement with EPWU-PSB to construct the water and sanitary sewer mains that will serve the described subdivision. The Developer is constructing the TDE 68 water and sanitary sewer mains. The water and sanitary sewer mains received Conditional Acceptance by EPWU-PSB on October 09, 2014.

General

Coordination with the Developer is required to ascertain that the water transmission mains, storage improvements, and sewer interceptors are constructed in parallel with development.

EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street

improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Attachments:

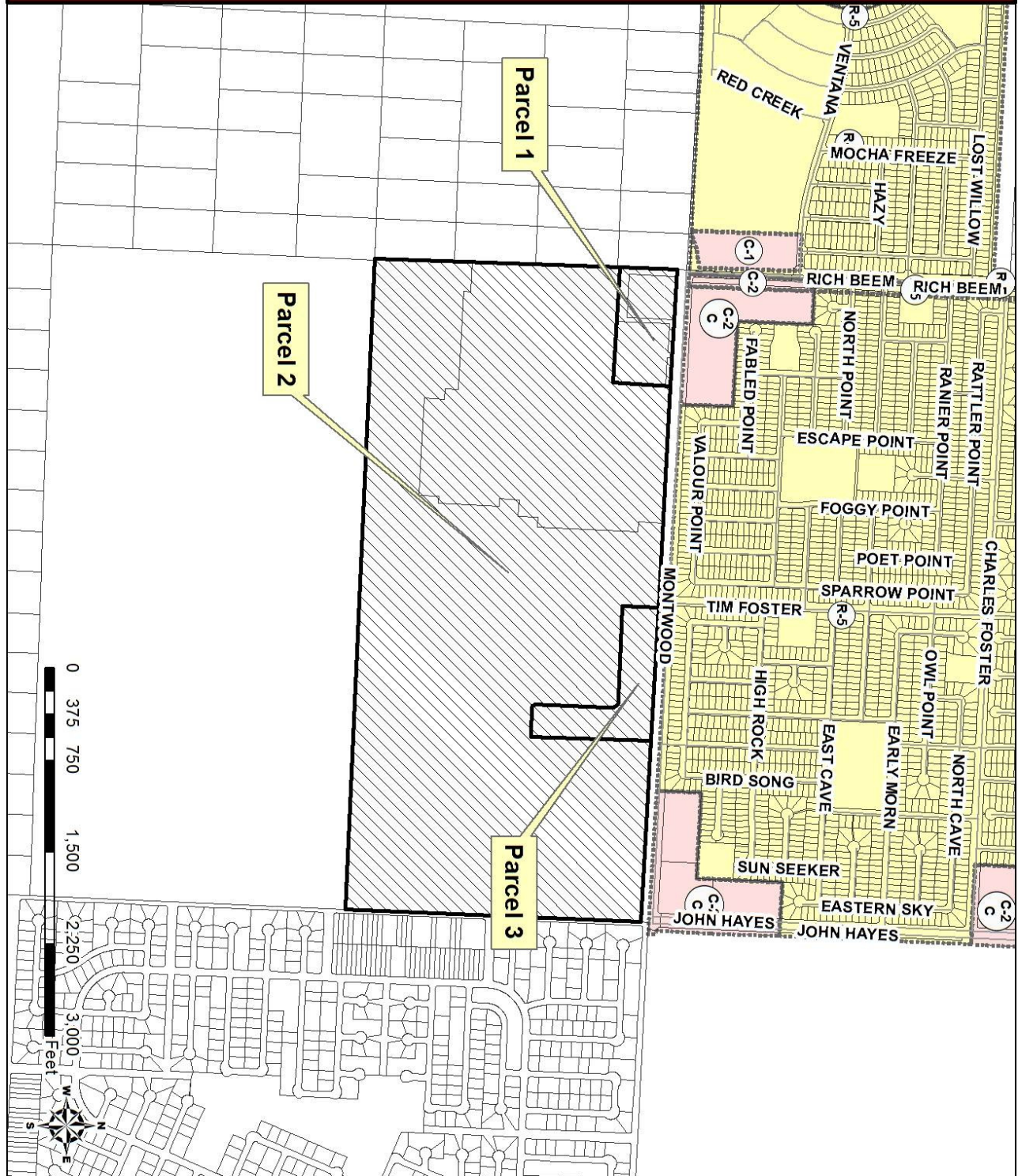
Attachment 1: Zoning Map

Attachment 2: Aerial Map

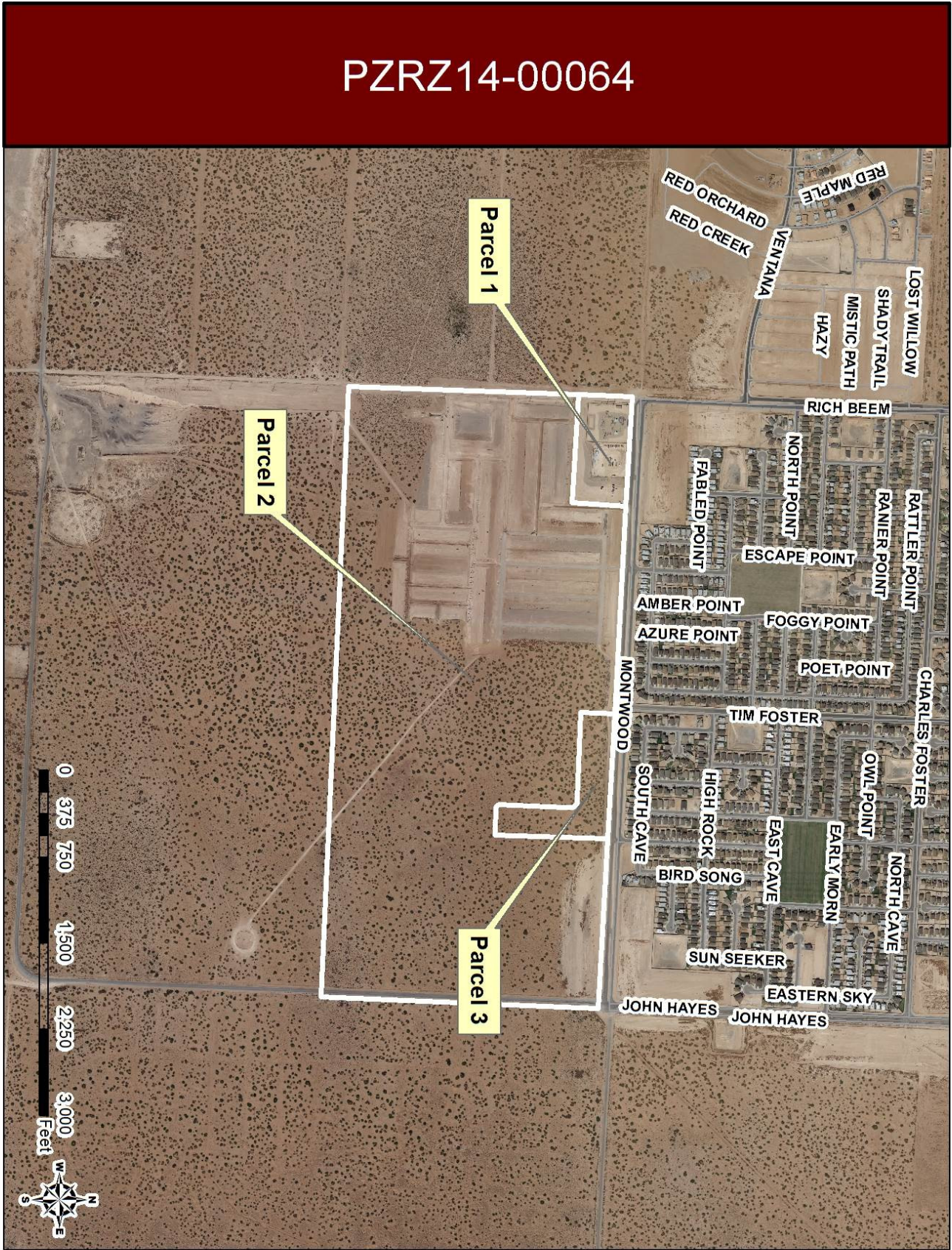
Attachment 3: Conceptual Site Plan

ATTACHMENT 1: ZONING MAP

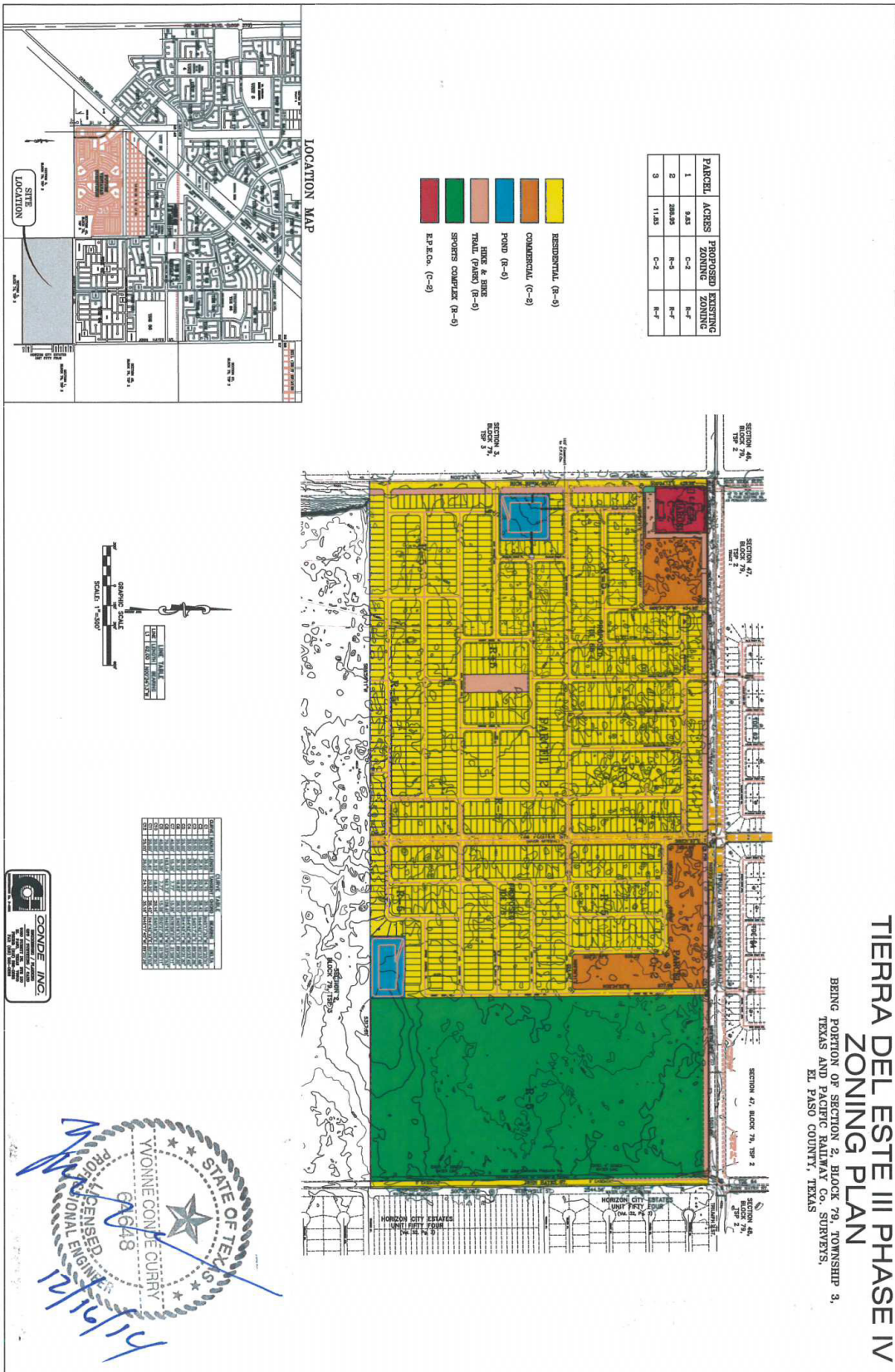
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ATTACHMENT 2: AERIAL MAP



ATTACHMENT 3: CONCEPTUAL SITE PLAN



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